

DEPARTMENT DIRECTOR

Lee D. Urban



DIVISION DIRECTORS

Mark B. Adelson
Housing & Neighborhood Services

Alexander Q. Jaegerman
Planning

John N. Lufkin
Economic Development

DEPARTMENT OF PLANNING AND DEVELOPMENT

October 15, 2004

D'AMBOISE KEVIN J
5 ADELBERT ST
SOUTH PORTLAND , ME 04106

CBL: 063 C030001
Located at 67 WEST ST

Certified Mail 70033110000260620324

Dear D'amboise Kevin J ,

An evaluation of the above-referenced property on 10/12/2004 shows that the structure fails to comply with Chapter 6.Article V. of the Code of Ordinances of the City of Portland, The Housing Code. Attached is a list of the violations.

This is a notice of violation pursuant to Section 6-118 of the Code. All referenced violations shall be corrected within 30 days of the date of this notice. A re-inspection of the premises will occur on 11/15/2004 at which time compliance will be required. Failure to comply will result in this office referring the matter to the City of Portland Corporation Counsel for legal action and possible civil penalties, as provided for in Section 1-15 of the Code.

This constitutes an appealable decision pursuant to Section 6-127 of the Code.

Please feel free to contact me if you wish to discuss the matter or have any questions.

Please be advised that the Portland City Council has amended the Building regulations to include a \$75.00 re-inspection fee. This violation will automatically cause a re-inspection at no charge. If there are any subsequent inspections, however, the \$75.00 fee will be assessed for each inspection.

Sincerely,

Jodine Adams @ (207) 874-8707
Code Enforcement Officer

CITY OF PORTLAND
DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

389 Congress Street
 Portland, Maine 04101

Inspection Violations

Owner/Manager D'amboise Kevin J		Inspector Jodine Adams	Inspection Date 10/12/2004
Locatation 67 WEST ST	CBL 063 C030001	Status Re-Inspect 30 Days	Inspection Type Complaint-Inspection

Code	Int/Ext	Floor	Unit No.	Area	Compliance Date
1) 6-116.5	Interior	1		Hall	
Violation:	Fire Protection				
Notes:	smoke detector missing				
2) 6-113.5	Interior	2		Hall	
Violation:	Maintenance of lighting fixtures				
Notes:	light fixture missing globe				
3) 6-113.5	Interior	2		Hall	
Violation:	Maintenance of lighting fixtures				
Notes:	low voltage wires must be protected or removed				
4) 6-108.2	Interior	2-3		Hall	
Violation:	Interior floors, walls, ceilings and doors				
Notes:	plaster falling				
5) 6-113.5	Interior	1		Hall	
Violation:	Maintenance of lighting fixtures				
Notes:	exposed wiring must be protected or removed				

Comments: I have also included a building permit application for the work that was done in the basement. This must also be applied for within this 30 day period

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Located at 67 WEST ST

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Dear D'amboise Kevin J ,

NOTICE OF VIOLATION

An evaluation of the above stated property on 10/12/2004 revealed that this office has no record of a building permit being issued to this location.

The property is in violation of Section 14-52 of the Portland Zoning Ordinance as stated below:

Section 14-52 Conformity Required: No building or structure shall be erected, altered, enlarged, rebuilt, moved or used, and no premises shall be used unless in conformity with the provisions of this article.

This is also a Violation in pursuant to Section 107.1 of the 1999 BOCA Building Code: An application shall be submitted to the code official for the following activities, and these activities shall not commence without a permit being issued in accordance with Section 108.0; construct or alter a structure, construct an addition, demolish or move a structure, make a change in occupancy, install or alter any equipment which is regulated by this code, move a lot line which affects an existing structure.

Failure to comply will result in this office referring the matter to the City of Portland Corporation Counsel for legal action and possible civil penalties, as provided for in Section 1-15 of the Code and in Title 30-A of M.R.S.A. Section 4452 and Section 14-57 of the Portland Zoning Ordinance. This constitutes an appealable decision pursuant to Section 121.5 of the City of Portland Building Code.

You have thirty (30) days in which to complete and submit a building permit to this office which has been included for your convenience. A re-inspection will occur on 11/15/2004. You will be contacted with a time to meet with me on site to confirm the removal of the illegal activity or compliance with an approved building permit.

You have the right to appeal this decision (section 121.1). If you wish to pursue an appeal you may contact Marge Schmuckal, Zoning Administrator at 874-8695 to appear before the Zoning Board of Appeals.

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If you have any questions you may contact me to discuss this matter further.

Sincerely,

Jodie Adams @ (207) 874-8707
Code Enforcement Officer

7003 3110 0002 6062 0324

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